



The following constitutes the order of the Court.
Signed: February 26, 2020

A handwritten signature in cursive script, reading "Charles Novack", is written over a horizontal line.

Charles Novack
U.S. Bankruptcy Judge

PATRICIA WILSON
California Bar No. 103593
BANKRUPTCY LAW GROUP
200 So. Virginia Street, 8th Floor
Reno, NV 89501
Tel: 916-836-8564
Fax: 888-843-7260
e-mail: PatriciaH@BankruptcyLG.com

Attorney for Creditors
Verlyn Benson and Anita Benson

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SANTA ROSA DIVISION

In Re: Case No: 19-10687
ARCACHON PARTNERS, LLC, Chapter 11

**ORDER GRANTING MOTION FOR RELIEF
FROM STAY FILED BY CREDITORS
VERLYN AND ANITA BENSON**

Hearing: February 14, 2020
Time: 10:00 a.m.
Courtroom: No. 215
1300 Clay Street, Oakland, CA 94612

The Motion for Relief from Stay filed by Creditors Verlyn and Anita Benson pursuant to 11 U.S.C. §362(d)(2), as it pertains to the Residential Purchase Agreement executed by Jon Roleder on December 16, 2016, and subsequently transferred from him to Debtor Arcachon Partners, LLC, on property owned by the Bensons at 775 Deer Park Road, in the City

1 of St. Helena, County of Napa, State of California, which legal description is described in
2 Attachment A hereto, came on for hearing on February 14, 2020, at 10:00 a.m., before the
3 Honorable Charles Novack. Verlyn Benson was present and represented by Attorney Patricia
4 Wilson. Debtor was represented by its attorney, Michael C. Fallon. Based upon the pleadings
5 and oral argument of counsel, and good cause appearing therefor,

6 IT IS HEREBY ORDERED that:

7 1. The Benson's Motion for Relief from Stay is GRANTED.

8 2. The automatic stay of 11 U.S.C. §362(a) is terminated forthwith in its entirety
9 to allow Verlyn and Anita Benson, their successors, transferees, and/or assignees, to exercise all
10 of their available state rights and remedies with respect to the property located at 775 Deer Park
11 Road, St. Helena, California, the Residential Purchase Agreement executed by Jon Roleder and
12 Verlyn and Anita Benson on December 16, 2016, and all addenda thereto.

13 3. This order is binding and effective despite any conversion of this bankruptcy
14 to a case under any other chapter of the Bankruptcy Code.

15 ** END OF ORDER **
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ATTACHMENT A

**The East half of the Southwest quarter of the Southeast quarter of
Section 18, Township 8 North, Range 5 West, Mount Diablo Base and Meridian.
APN: 021-320-016**

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COURT SERVICE LIST